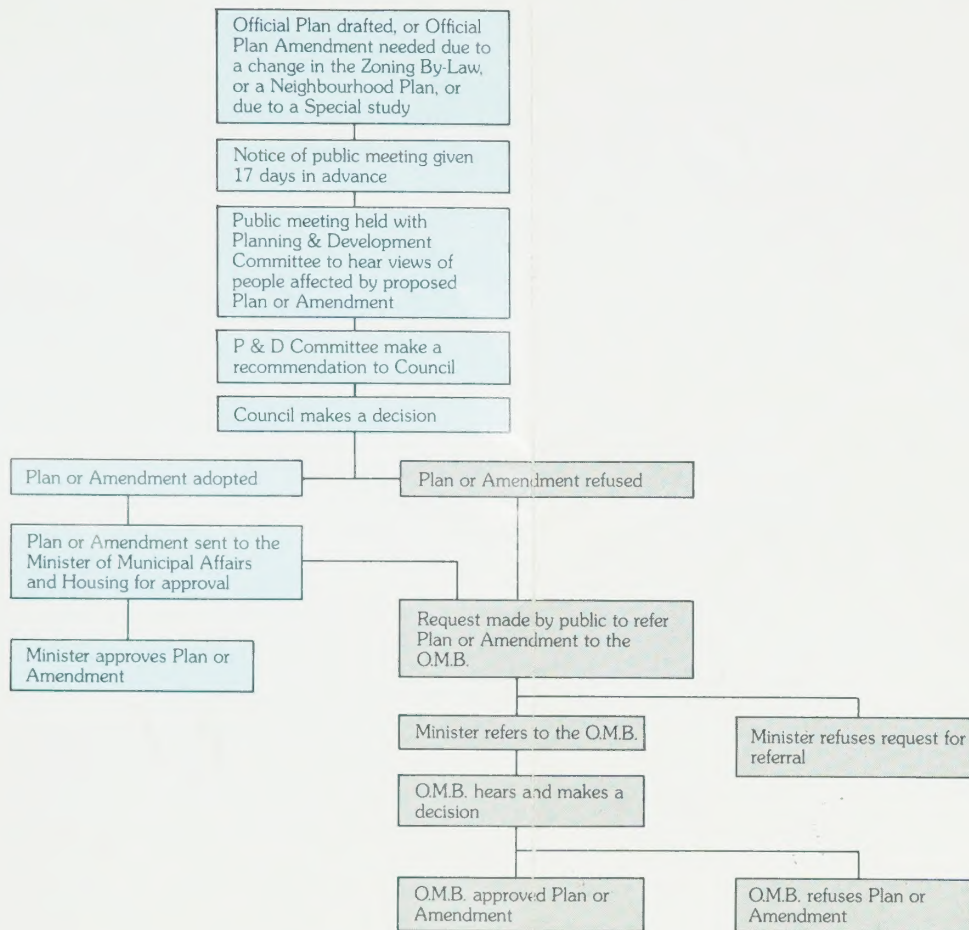


The Official Plan and Official Plan Amendment Approval Process



URBAN/MUNICIPAL

Official Plan

This brochure is intended to give the public a general description of: what is an Official Plan, the make-up of the city's Official Plan and how it works, and public involvement in the Official Plan process.

HAMILTON PUBLIC LIBRARY

OCT 21 1985

GOVERNMENT DOCUMENTS

THE OFFICIAL PLAN FOR THE CITY OF HAMILTON

What is an Official Plan?

The Official Plan is the basic blueprint, which shows how a City will grow over usually a twenty year period. This blueprint co-ordinates the actions of the Municipality and that of its citizens in the realization of specific growth objectives.

To this end, an Official Plan generally:

- establishes through policies and maps, how and where development can occur, while safeguarding the wealth of natural and man-made features;
- provides a guide for the provisions of sewers, water, roads and related services;
- represents a standard against which the merits of a development proposal can be assessed; and,
- adapts the broad concepts of senior levels of government (Provincial guidelines and Hamilton-Wentworth Official Plan) to local conditions

The City of Hamilton's Official Plan

The City of Hamilton's Official Plan was approved by the Minister of Municipal Affairs and Housing on June 1, 1982. This document provides the general planning guidelines from which the orderly growth and development of the City can take place. The broad ideas of the Official Plan are more specifically detailed through the preparation and review of Neighbourhood Plans, Zoning By-Laws and Site Plan Control.

A complete copy of the Hamilton Official Plan is available for public review at the Planning Department 7th Floor, City Hall, or at the City Clerk's Department, 2nd Floor, City Hall.

Contents of the Official Plan

The Official Plan contains sections on, Land Use and Management Strategy to guide the type and

amount of development; Servicing Strategy for efficient development and use of sewers, water, etc.; amenity and Design Strategy to promote quality development; Implementation describing how the policies of the Official Plan are carried out; and Schedules or maps, to provide a visual guide to the policies. These sections are based on the assumptions that:

- the City will remain as the dominant urban centre and as a major supplier in the Region for, employment, shopping and housing;
- the City can accommodate approximately 386,000 people within its present boundaries; and,
- the majority of growth will occur on the mountain, (along with sewers, water, community services, etc.), and through the redevelopment of land below the mountain.

Implementation

The policies found in the Official Plan are implemented by the following:

- The Zoning By-law
- Neighbourhood Plans
- Site Plan Control
- Special Studies as may be required by council

Official Plan Review

The Official Plan will be given a major review every 5 years, in accordance with The Planning Act 1983. Also annual reviews are undertaken to incorporate new information as it becomes available.

Official Plan Amendments

Amendments are made to the Official Plan due to the changing needs of the City that were not anticipated

at the time of its preparation. Most often an amendment is needed as a result of a rezoning application, that is inconsistent with the policies found in the Official Plan. Amendments are also required when there has been a major revision to the

Regional Plan which has a direct bearing on the planning of Hamilton.

All amendments must receive approval by the Minister of Municipal Affairs and Housing.

Public Involvement

It is the intent of the Official Plan to ensure that those affected by any proposed change to the Plan are made aware of the proposal and are given an opportunity to express their views. In this regard, the public is notified of the proposed change, and given a chance to express their concern, or object to the change twice in the approval process (see attached table):

- to the Planning and Development Committee (Council); and,
- to the Minister of Municipal Affairs and Housing.

If the Minister receives an objection to an amendment from the public, then he may refer the objection to the Ontario Municipal Board (O.M.B.) for a hearing. Upon hearing the objection, the O.M.B. will decide to approve or not approve the amendment.

ADDITIONAL INFORMATION CAN BE OBTAINED FROM:

The Planning and Development Department
7th Floor, City Hall
71 Main Street West
Hamilton, Ontario L8N 3T4
Telephone: (416) 526-4221